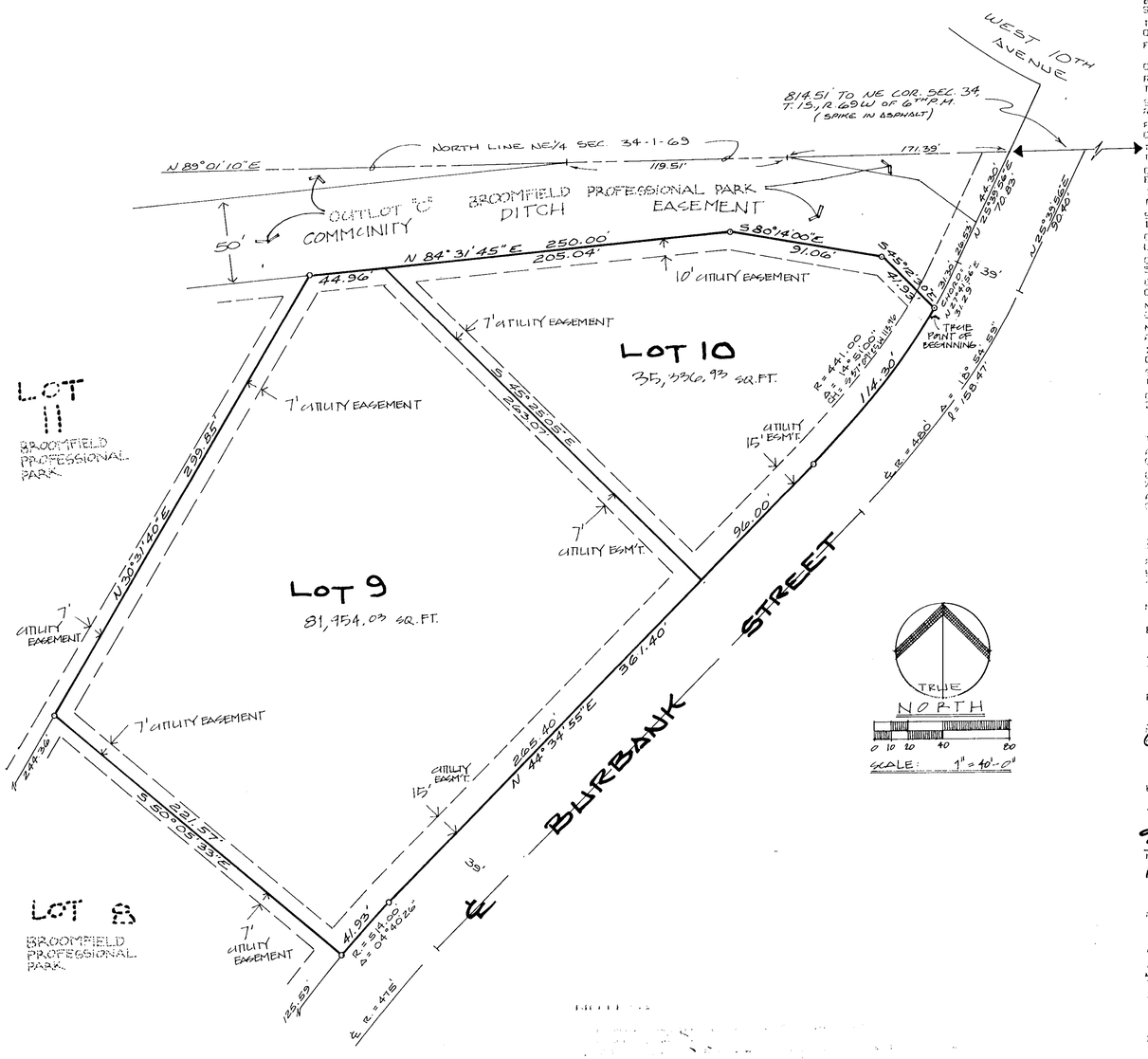
BROOMFIELD PROFESSIONAL PARK REPLAT "C"

A REPLAT OF LOT 9, AND LOT 10, BROOMFIELD PROFESSIONAL PARK A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE N.E. 1/4 OF SECTION 34, T1S R69W OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.



Kurt O. Linn
SURVEYOR: 7575 WEST TWENTY-THIRD AVENUE
LAKEWOOD COLO 80215 PH: 233-1171

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT EAGLE JOINT VENTURE IS THE OWNER AND WESTERN BANCORP MORTGAGE COMPANY IS THE MORTGAGOR OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, LYING WITHIN THE BOUNDARY OF LOTS 9 AND 10 OF "BROOMFIELD PROFESSIONAL PARK", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE S.89°01'10"W., ALONG THE NORTH LINE OF THE NE 1/4 SAID SECTION 34, A DISTANCE OF 814.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BURBANK STREET AS PLATTED IN BROOMFIELD PROFESSIONAL PARK; THENCE S.25°39'56"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 70.83 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS = 441.00 FEET, AN ARC LENGTH OF 31.39 FEET TO THE NE CORNER OF SAID LOT 10, AND THE TRUE POINT OF BEGINNING, (THE CHORD OF SAID ARC BEARS S.27°41'56"W., A DISTANCE OF 31.39 FEET;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT, RADIUS = 441.00 FEET, AN ARC LENGTH OF 114.30 FEET (THE CHORD OF SAID ARC BEARS S.37°09'25"W., A DISTANCE OF 113.98 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, S.44°34'55"W., A DISTANCE OF 361.40 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS = 514.00 FEET, AN ARC LENGTH OF 41.93 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9 (THE CHORD OF SAID ARC BEARS S42°14'41"W., A DISTANCE OF 41.92 FEET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N.50°05'33"W., ALONG THE SOUTHWESTERLY LINE SAID LOT 9, A DISTANCE OF 221.57 FEET TO THE SOUTHWESTERLY CORNER SAID LOT 9; THENCE N.30°31'40"E., ALONG THE NORTHWESTERLY LINES OF SAID LOT 9 AND 10, A DISTANCE OF 299.85 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE N.84°31'45"E., ALONG THE NORTH LINE SAID LOT 10, A DISTANCE OF 250.00 FEET; THENCE S.80°14'00"E., ALONG THE NORTH LINE SAID LOT 10, A DISTANCE OF 91.06 FEET; THENCE S.45°12'30"E., ALONG THE NORTH LINE SAID LOT 10, A DISTANCE OF 41.93 FEET TO THE NE CORNER OF SAID LOT 10, THE TRUE POINT OF BEGINNING, CONTAINING 2.6927 ACRES, MORE OR LESS,

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "C", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY OWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES.

IN WITNESS THEREOF, MCR, A COLORADO GENERAL PARTNERSHIP, BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP AND BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, ALL AS JOINT VENTURERS IN EAGLE JOINT VENTURE HAVE CAUSED THEIR NAMES TO BE HEREONTO SUBSCRIBED THIS 15th DAY OF April, A.D., 1982.

MCR, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER

BY: John Claus, GENERAL PARTNER — BY: Ronald K. Reeves, GENERAL PARTNER

BY: MOUNTAIRE, INC. A COLORADO CORP., GENERAL PARTNER — BY: Ronald Shimpa, SECRETARY

BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

BY: M. C. De Cola, GENERAL PARTNER — BY: A. J. Wittenbrink, GENERAL PARTNER

M. AND V. INVESTMENT CO., A GENERAL PARTNERSHIP

BY: Victor J. Yosha, GENERAL PARTNER — BY: John M. Nigro, A GENERAL PARTNER

BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

BY: A. J. Wittenbrink, GENERAL PARTNER — BY: M. C. De Cola, GENERAL PARTNER

WESTERN BANCORP MORTGAGE COMPANY, A CALIFORNIA CORPORATION

BY: Gene L. Smily, V.P.

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, A.D., 1982, BY JOHN CLAUS, PRESIDENT AND RON SHIMPA, SECRETARY OF MOUNTAIRE, INC., JOHN CLAUS AND RONALD K. REEVES, GENERAL PARTNERS OF MCR, BY JOHN M. NIGRO AND VICTOR J. YOSHA, GENERAL PARTNERS OF M. AND V. INVESTMENT, BY M. C. DE COLA, AND R. J. WITTENBRINK AS GENERAL PARTNERS OF BROOMFIELD SQUARE AND BROOMFIELD PROFESSIONAL PARK.

WITNESS MY HAND AND OFFICIAL SEAL: Barbara Jean Walker
MY COMMISSION EXPIRES: 8-18-84 — NOTARY PUBLIC
DATE: April 14, 1982

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, A.D., 1982, BY Gene L. Smily OF WESTERN BANKCORP MORTGAGE COMPANY, A CALIFORNIA CORPORATION AS MORTGAGOR.

WITNESS MY HAND AND OFFICIAL SEAL: Barbara Jean Walker
MY COMMISSION EXPIRES: 8-18-84 — NOTARY PUBLIC
DATE: April 14, 1982

ATTORNEY'S CERTIFICATE:

I, RONALD K. REEVES, AN ATTORNEY AT LAW, DULY LICENSED BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINBEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBERANCES EXCEPT DEED OF TRUST FOR THE USE OF WESTERN BANKCORP. DATED MAY 27, 1980 RECORDED ON JUNE 6, 1980, FILM NUMBER 1120 UNDER RECEPTION NUMBER 398163, BOULDER COUNTY, COLORADO RECORDS.

Ronald K. Reeves
RONALD K. REEVES

SURVEYOR'S CERTIFICATE:

I, KURT O. LINN, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK REPLAT "C" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.

Kurt O. Linn Jr.
KURT O. LINN, JR., RLS #14112

BROOMFIELD CERTIFICATES:

APPROVED THIS 6th DAY OF April, A.D., 1982, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: Betty J. Kiewamer, SECRETARY — John A. Mogan, CHAIRMAN

APPROVED THIS 27th DAY OF April, A.D., 1982, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST: Tracy Brown, CITY CLERK — Walter Rosenker, MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:39 O'CLOCK A.M. THIS 30 DAY OF April, A.D., 1982, AND IS DULY IS RECORDED IN PLAN FILE P-12, F-3 #20

FEES 40 PAID

File 1205
Reception # 472622

RECORDER Charlotte Houston
BY: DEPUTY Regina Howard

P-12 F-3 #20